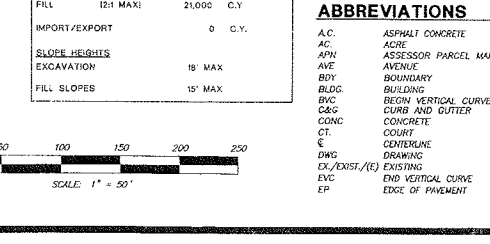
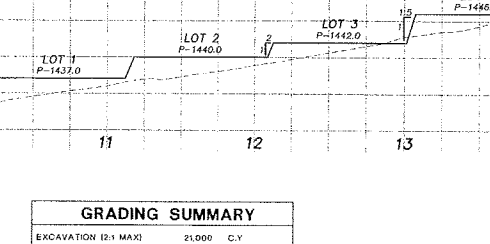
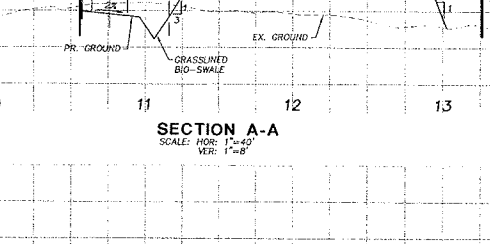
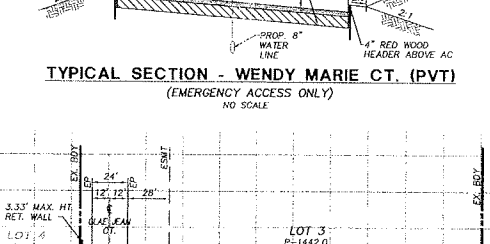
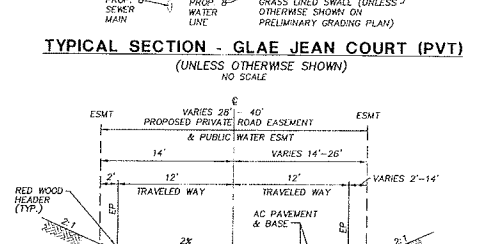
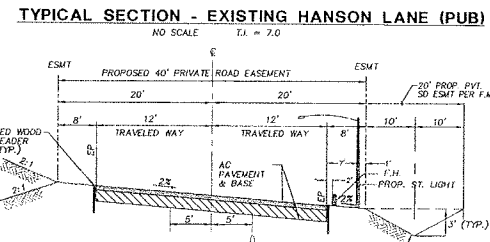
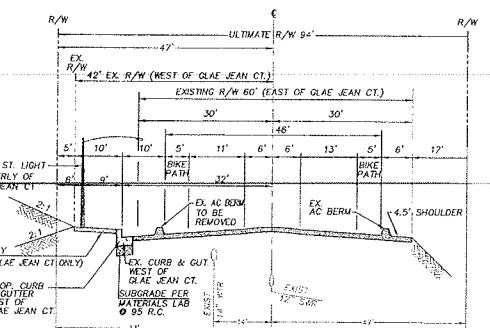
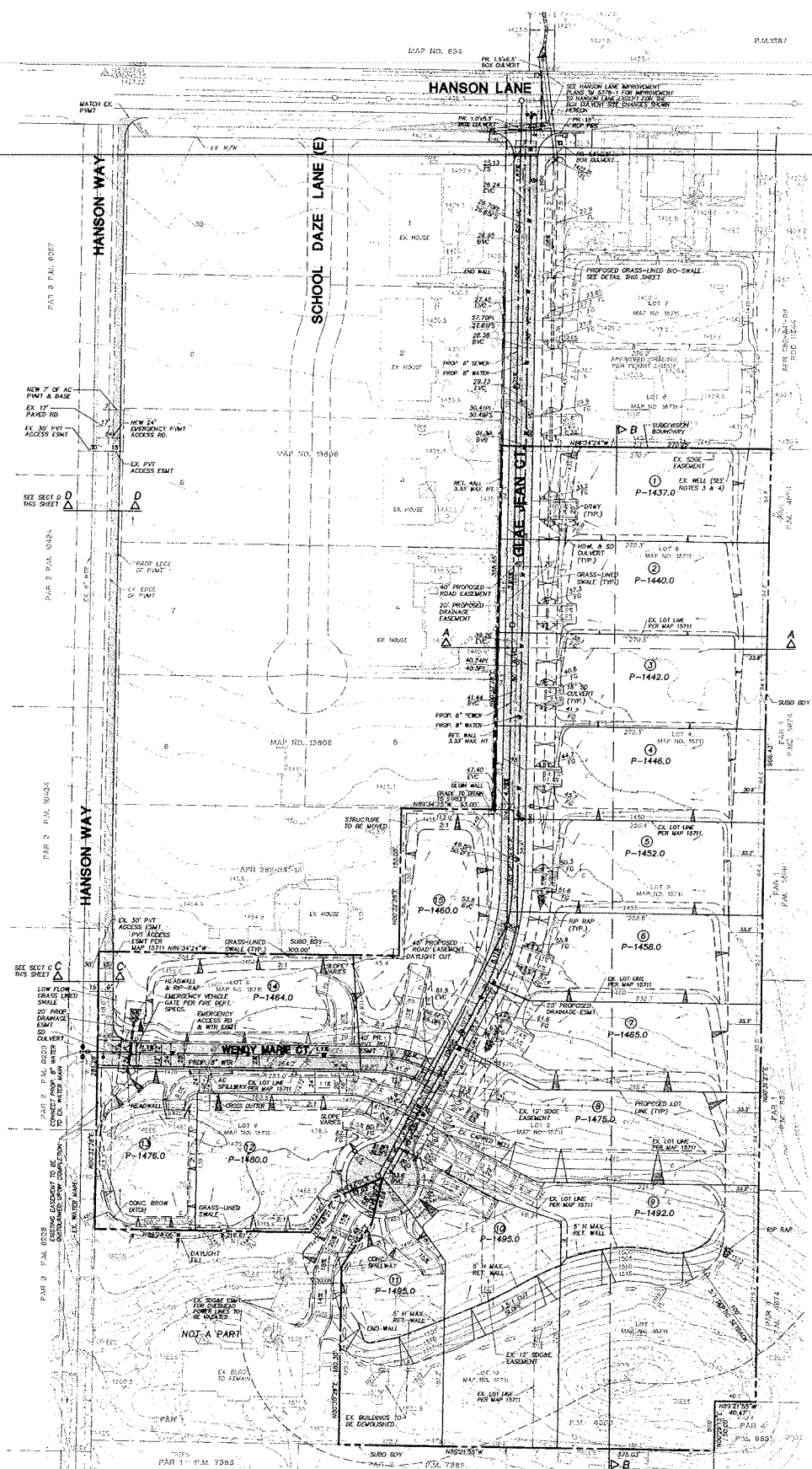


COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR

ESTATES AT McDONALD PARK, TM 5560-RPL1 E&N LDC No. 04-09-011A

SHEET 1 OF 2



LEGEND

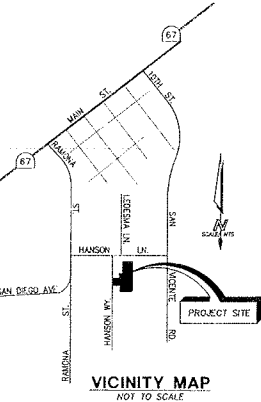
DESCRIPTION	SYMBOL
SLOPES (2:1 SLOPE, UNLESS SHOWN OTHERWISE)	---
PROPOSED LOT NUMBER	---
PROJECT BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
CUT/TIL DAYLIGHT LINE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
CONCRETE CURB	---
CONCRETE CURB & GUTTER	---
PROPOSED STREET LIGHT	---
EXISTING OVERHEAD POWER/TELEPHONE LINE	---
PROPOSED SEWER MAIN	---
PROPOSED SEWER MANHOLE	---
PROPOSED WATER MAIN	---
FIRE HYDRANT PROPOSED	---
EXISTING STORM DRAIN	---
STORM DRAIN	---
STORM DRAIN CATCH BASIN/CURB INLET/CO.	---
STORM DRAIN HEADWALL/RAPRAP	---
STORM DRAIN CATCH BASIN	---
TYPE F CATCH BASIN W/STAND PIPE	---
PROP. DRIVEWAY APPROX.	---
RETAINING WALL	---
PROP. EARTHEN DITCH/DIRECTION OF FLOW	---
PROP. CONC. DITCH	---

PRELIMINARY GRADING PLAN NOTES:

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ACCURATE DISCREETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- THERE ARE NO DRAINAGE BASINS AFFECTING THIS PROPOSED PROJECT THAT EXCEED 25 ACRES IN SIZE.
- THE EXISTING WELL IS CURRENTLY BEING USED TO SERVICE THE EXISTING RESIDENCE IN THE SOUTHWEST CORNER.
- ONCE THE PROJECT IS COMPLETED RAMONA WATER DISTRICT WILL BE SERVING ALL OF THE LOTS AND THE EXISTING WELL ON LOT 1 WILL BE USED FOR IRRIGATION ON LOT 1 ONLY.

BENCHMARK:

BENCHMARK DISK A 62 SET IN TOP OF CONCRETE MONUMENT 1.1 MI. SW ALONG HWY. 67 FROM THE BANK OF AMERICA AT RAMONA, AT INT. OF RAMONA ST., 35.6 FT. NW OF CL OF HWY, 30 FT. NW OF CL OF STREET.
RECORD FROM: NATIONAL GEODETIC SURVEY
ELEVATION: 1416.53
DATUM: M.S.L.



GRADING SUMMARY

EXCAVATION (2:1 MAX)	21,000 C.Y.
FILL (2:1 MAX)	21,000 C.Y.
IMPORT/EXPORT	0 C.Y.
SLOPE HEIGHTS	18' MAX
FILL SLOPES	15' MAX

ABBREVIATIONS

AC	ASPHALT CONCRETE	ESMT	EASEMENT	MIN.	MINIMUM	S.F.	SQUARE FEET
APN	ASSESSOR'S PARCEL MAP	EXP.	EXPIRATION	PAD	PARCEL	ST	STREET
AVE	AVENUE	F.H.	FIRE HYDRANT	PAR	PROPERTY LINE	SVC	SERVICE
BOY	BOUNDARY	FG	FINISHED GRADE	R	POINT OF INTERSECTION	SWR	SEWER
BUDG.	BUILDING	FS	FINISHED SURFACE	TI	PARCEL MAP	S/W	SIDEWALK
BVC	BELOW VERTICAL CURVE	GUT.	GUTTER	PM	PROPOSED	TYP	TYPICAL
C&G	CURB AND GUTTER	GEN.	GENERAL	PUB.	PUBLIC	VC	VERTICAL CURVE
CONC.	CONCRETE	HP	HIGH POINT	PVT	PRIVATE	WY	WAY
CT	COURT	INVT.	INVERT ELEVATION	R/C	RELATIVE COMPACTION	WTR	WATER
C	CENTERLINE	INVT.	INVERT	RD	ROAD	W/	WITH
DWG	DRAWING	LAR.	LABORATORY	HES.	RESIDENTIAL		
EX/EXIST (E)	EXISTING	LANE	LANE	R/W	RIGHT OF WAY		
EP	EDGE OF PAVEMENT	MAX.	MAXIMUM	SD	STORM DRAIN		

OWNER: JEAN F. McDONALD
1668 HANSON LANE
RAMONA, CA 92085
(760) 789-8311

OWNER'S ADDRESS: JEAN F. McDONALD
1212 H Street # 175
RAMONA, CA 92085
(760) 789-8311

ASSESSOR'S PARCEL NO(s): 282-341-38 TO 42 & 282-341-43, 46 & 48

ENGINEER OF WORK:
JEAN F. McDONALD
DATE: 11/16/09

LANDMARK CONSULTING
5555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (619) 587-8070
FAX: (619) 587-8750



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DEPARTMENT OF PLANNING
AND LAND USE

COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR

ESTATES AT McDONALD PARK, TM 5560-RPL1

SHEET 2 OF 2

ENV LOG1 NO. 04-09-011A

PRE-CONSTRUCTION MEETING: (PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

(CULTURAL RESOURCES)

GP1. ARCHAEOLOGICAL MONITORING: [DPW, PDC] [DPLU, PCC] [PG] [DPLU, FEE X2] **INTENT:** IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO TM 5560, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE COUNTY APPROVED 'PROJECT ARCHAEOLOGIST,' NATIVE AMERICAN MONITOR, AND THE DPLU PERMIT COMPLIANCE COORDINATOR (PCC), SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE GRADING MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST (AND NATIVE AMERICAN MONITOR, IF CONTRACTED) SHALL MONITOR ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR ARCHAEOLOGICAL AND HISTORIC RESOURCES. **DOCUMENTATION:** THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT ARCHAEOLOGIST AND NATIVE AMERICAN ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. **MONITORING:** THE [DPW, PDC] SHALL INVITE THE [DPLU, PCC] TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE CULTURAL RESOURCE MONITORING REQUIREMENTS OF THIS CONDITION. THE [DPLU, PCC] SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT ARCHAEOLOGIST.

(BIOLOGICAL RESOURCES)

GP2. BREEDING SEASON AVOIDANCE: [DPLU, PCC] [DPW, PDC] [DPLU FEE X2] **INTENT:** IN ORDER TO AVOID IMPACTS TO NESTING RAPTORS OR MIGRATORY BIRDS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO CEQA AND THE MIGRATORY BIRD TREATY ACT, BREEDING SEASON AVOIDANCE SHALL BE IMPLEMENTED ON ALL PLANS. BECAUSE THE ENTIRE SITE IS WITHIN 300 FEET OF AT LEAST ONE TREE, THE ENTIRE SITE WILL BE SUBJECT TO BREEDING SEASON AVOIDANCE. **DESCRIPTION OF REQUIREMENT:** THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED ON-SITE OR ALONG HANSON WAY DURING THE RAPTOR AND MIGRATORY BIRD BREEDING SEASON. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN JANUARY 15 AND AUGUST 31. THE DIRECTOR OF PLANNING AND LAND USE [DPLU, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, PROVIDED THAT NO NESTING OR BREEDING BIRDS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. **DOCUMENTATION:** THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION; ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. NO GRADING SHALL OCCUR UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION, COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. **MONITORING:** THE [DPW, PDC] SHALL NOT ALLOW ANY GRADING BETWEEN JANUARY 15 AND AUGUST 31, UNLESS A CONCURRENCE FROM THE [DPLU, PCC] IS RECEIVED. THE [DPLU, PCC] SHALL REVIEW THE CONCURRENCE LETTER."

DURING CONTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

(CULTURAL RESOURCES)

GP3. ARCHAEOLOGICAL MONITORING: [DPW, PDC] [DPLU, PCC] [DPLU, FEE X2] **INTENT:** IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO TM 5560, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR ARCHAEOLOGICAL AND HISTORIC RESOURCES <HTTP://WWW.SDCOUNTY.CA.GOV/DPLU/PROCGUID.HTML>, CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT ARCHAEOLOGIST (AND NATIVE AMERICAN MONITOR, IF CONTRACTED) SHALL MONITOR ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING GRADING:

A. "DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND NATIVE AMERICAN MONITOR SHALL BE ONSITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE NATIVE AMERICAN MONITOR. MONITORING OF CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST."

B. "IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE DPLU STAFF ARCHAEOLOGIST. THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE STAFF ARCHAEOLOGIST, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES. CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREA ONLY AFTER THE STAFF ARCHAEOLOGIST HAS CONCURRED WITH THE EVALUATION. FOR SIGNIFICANT CULTURAL RESOURCES, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM TO MITIGATE IMPACTS SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST AND APPROVED BY THE STAFF ARCHAEOLOGIST, THEN CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS."

C. "IF ANY HUMAN BONES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE COUNTY CORONER. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE MOST LIKELY DESCENDANT, AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE COMMISSION, SHALL BE CONTACTED BY THE PROJECT ARCHAEOLOGIST IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION OF THE REMAINS."

DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE GRADING MONITORING PROGRAM PURSUANT TO THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. **MONITORING:** THE [DPW, PDC] SHALL MAKE SURE THAT THE PROJECT ARCHAEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [DPLU, PCC] IF THE PROJECT ARCHAEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: (PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

(CULTURAL RESOURCES)

GP4. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE], **INTENT:** IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO TM 5560, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR ARCHAEOLOGICAL RESOURCES, <HTTP://WWW.SDCOUNTY.CA.GOV/DPLU/PROCGUID.HTML> A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT ARCHAEOLOGIST SHALL PREPARE ONE OF THE FOLLOWING LETTERS UPON COMPLETION OF THE GRADING ACTIVITIES THAT REQUIRE MONITORING:

A. IF NO ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING GRADING, THEN SUBMIT A FINAL NEGATIVE LETTER REPORT SUBSTANTIATING THE GRADING ACTIVITIES AND SUBSTANTIATING THAT GRADING DID THE REPORT SHALL CONFORM TO THE COUNTY OF SAN DIEGO REPORT FORMAT GUIDELINES FOR BIOLOGICAL RESOURCES. MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE.

B. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING GRADING, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE A LETTER STATING THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE LETTER SHALL DETAIL THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO THE [DPLU, PCC] FOR REVIEW AND APPROVAL. **TIMING:** UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2 <HTTP://WWW.SDCOUNTY.CA.GOV/DPW/DOCS/PROPGRADORD.PDF>), THE LETTER REPORT SHALL BE COMPLETED. **MONITORING:** THE [DPLU, PCC] SHALL REVIEW THE FINAL NEGATIVE LETTER REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

